

# 21 PALMS

@ Kapra ~ ECIL, Hyderabad



## LOCATION MAP

(Not to Scale)

### HIGHLIGHTS:

- Close to : ECIL,NFC
- Electronics Ind.Park
- Software/Telecom Companies
- A.S. Rao Nagar, Sainikpuri
- Secunderabad Station
- BITS, Engg.Colleges
- Shopping Malls
- Banks, Hospitals
- Intl.Schools
- Serene Residential Zone

#### Site Location:

Adj.to Zee Mount Litera Int.School  
Yellareddygua, Kapra, Hyderabad.



## S.R. Avenues

42-25/1, MJ Colony, Moula-Ali, ECIL,  
Hyderabad- 500 040



96488 96488  
91212 23400

vrktella@gmail.com

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, Plans and specifications as deemed fit.



## Live in Paradise

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# A Warm Welcome to Grandeur life

### Experience Elegance:

21 Palms is an innovative residential development comprising a fusion of comforts & modern architectural villas. We understand all your life's beautiful moments. 21 Palms is blessed with green and serene surroundings, to the lush lifestyle options available within easy reach and all the pleasure you aspire from life. Everyday will be a special day at 21 Palms.

### Highlights:

- ✧ Grandeur Clubhouse
- ✧ Elegant and Modern Design
- ✧ Terrace Garden
- ✧ Well planned common Areas and Amenities
- ✧ 100% Vastu Compliance
- ✧ Elite Community-Knowledge Society
- ✧ Strategic Location
- ✧ Affordable Price
- ✧ Grand Entrance Arch
- ✧ Maximum Usable Space
- ✧ Coffee Shop



Welcome to an Elegant and freedom lifestyle project "21 Palms", offers unparalleled living experiences right in the city. Best in class luxury Villa experience @ Kapra, Radhika~Hyderabad. Close to many Conveniences including entertainment and Shopping experiences yet in a cocooned environment. Having limited Exclusive Villas, "21 Palms" offers a zen lifestyle, thanks to the serene environment surrounded by Lavish greens. The project is easily accessible to Office Spaces Like AS Rao Nagar, ECIL, NFC, Sainikpuri, and Employment & Entertainment Zones.

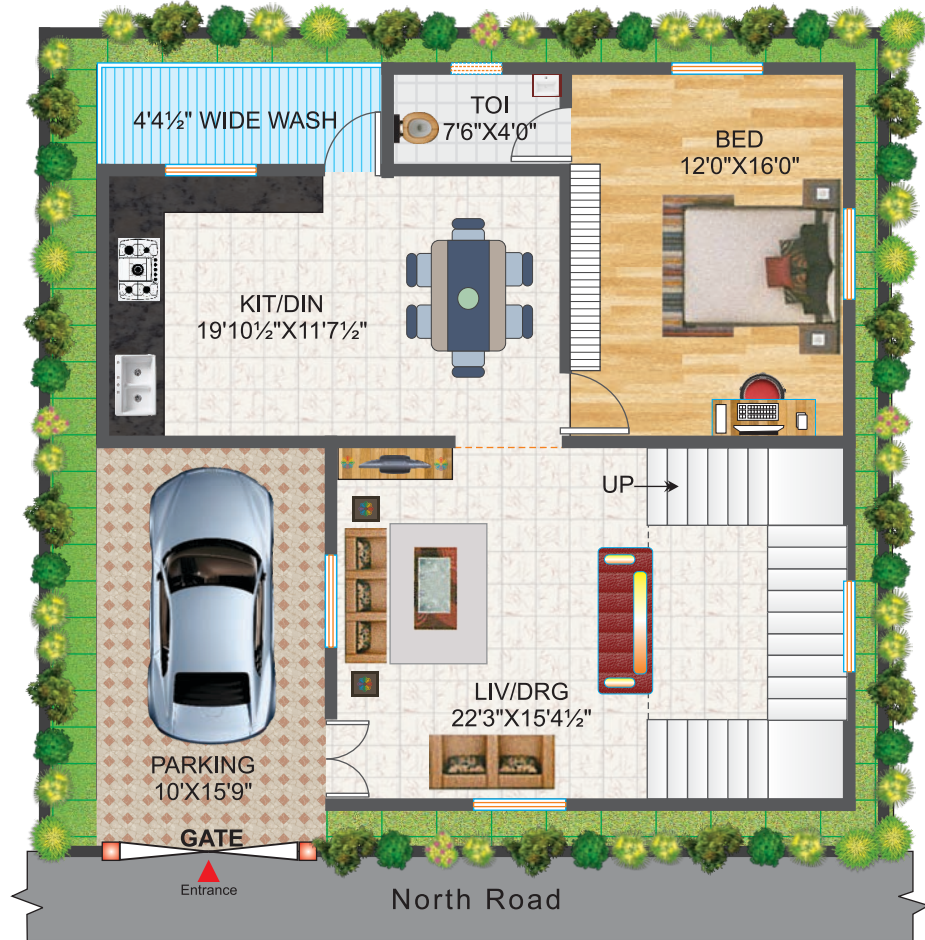


### Features :

- ✧ GHMC Approval
- ✧ Club House
- ✧ B.T Roads
- ✧ UG Powerline
- ✧ Street Lights
- ✧ Individual Manjeera lines
- ✧ Avenue Plantation
- ✧ Underground Drainage
- ✧ 24x7 Security
- ✧ Grand Arch
- ✧ CCTV Surveillance



EAST FACING DUPLEX VILLA



Ground Floor Plan

21 PALMS  
@ Kapra ~ ECIL, Hyderabad



North Facing Plot



Area statement

Plot Area : 148 Sq.Yds

Built-up-Area : 2018 Sft.

EAST FACING DUPLEX VILLA



Ground Floor Plan



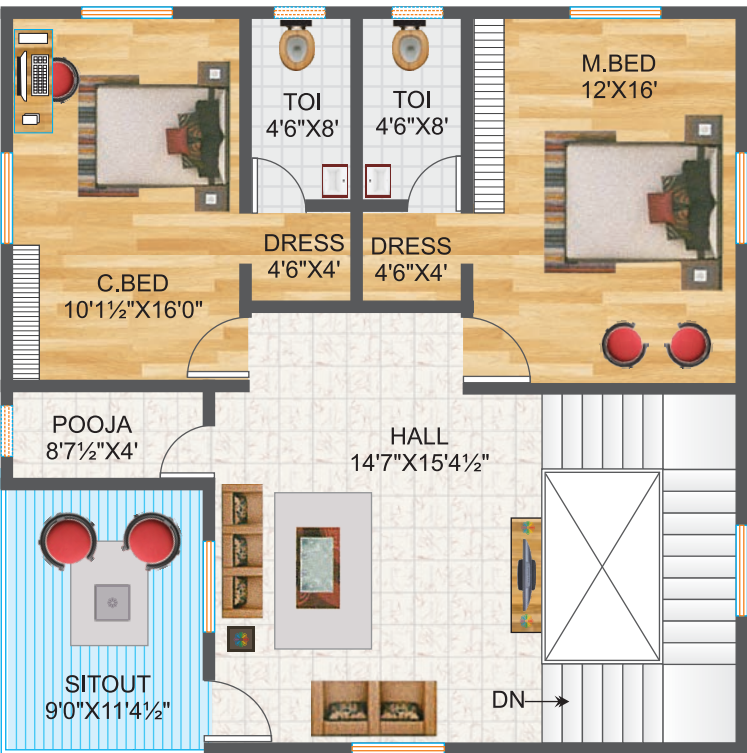
South Facing Plot



Area statement

Plot Area : 140 Sq.Yds

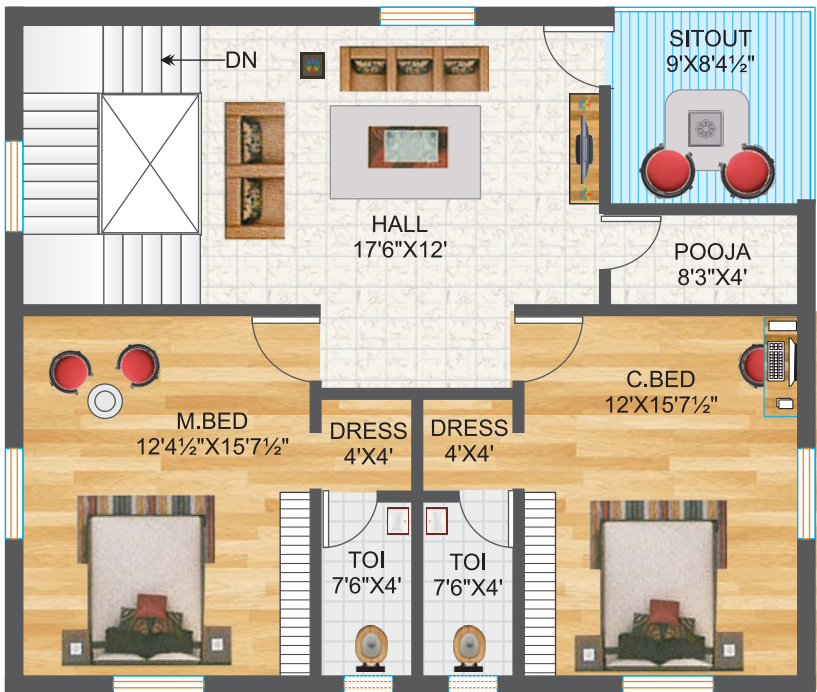
Built-up-Area : 1900 Sft.



First Floor Plan

Lifestyle Villas:

Land Area	140 Sq.yds	143 Sq.yds	148 Sq.yds	206 Sq.yds	216 Sq.yds
BUA(sft.)	1900	1947	2018	2740	2870



First Floor Plan







## SPECIFICATIONS:

<b>Structure</b>	: RCC Framed Structure with M-20 Gr.Concrete. Fe-500 Grade TMT Steel
<b>Internal Walls</b>	: Red brick with 4 ½" thickness
<b>External Walls</b>	: Red brick with 9" thickness
<b>Plastering</b>	: External 2 coats and Internal 2 coats with Sponge Finish
<b>Flooring</b>	: 24' x 24' Polished Vitrified tiles with 4" skirting of Standard make, in Hall, bedroom, living, dining and kitchen. Anti-skid ceramic tiles in bath rooms and utility. Designer Cement Tiles in Parking Area & Surround Set back Areas
<b>Main Door</b>	: Teakwood Frames with Teakwood door
<b>Internal Doors</b>	: Teakwood Frames with designer modular doors
<b>Windows</b>	: UPVC frame of Standard make and Sliding doors with safety grill and hard ware
<b>Toilets</b>	: Glazed tiles dado up to 7' height with white 'CERA' fixtures. Each toilet will have one 'CERA' wash basin, Wall Mount EWC in MBR & Floor Mount EWC in other B/R, shower Point, provision for exhaust fan and geyser points
<b>Plumbing</b>	: CP Fittings of 'CERA'
<b>Kitchen Counter</b>	: Black Granite with half round finish 'NIRALI' Stainless steel sink Suitable coloured 2 feet Dado
<b>Painting</b>	: Wall Smooth Finish with 'ALTEK' Putty and Two Coasts of Asian paints APEX (Elevation) & 'ALTRATEK' Texture Finish and ACE Exterior Paints & 'Asian Paints' Plastic emulsion for interior walls and OBD for ceilings
<b>Electrical fittings</b>	: Concealed 'FORTUNE ART' copper wiring with PVC conduits with 'ANCHOR ROMA' Switches & Boards. Adequate points like fan points, T.V. & Television Separate Power Meter Connection on Customer name
<b>False Ceiling</b>	: Standard POP Board False Ceiling with Internal wiring for light Points
<b>Staircase</b>	: Stainless Steel railing of 'Zindal' – 304 Grade and Granite Floor Steps
<b>Water</b>	: Individual HMWS&SB drinking water will be supplied to dedicated 2000 Ltrs. Water sump with motor for uplifting water to 1000 Ltr Over head Tank, which each villa will be having 'Ashirwad' make CPVC pipes for waterlines.
<b>Communication</b>	: CAT-5 Cable for Individual telephone and TV Points in Living & All Bed Rooms
<b>Intercom</b>	: Intercom Facility connecting all service Units & Security
<b>Note</b>	: Registration, Stamp Duty & GST Will be Extra @ Govt. Prevailing rates. Persons des

### 21 PALMS CLUB

- Gymnasium
- Health Club
- Video Lounge
- Indoor Games
- Wi-Fi Connectivity
- Party Hall

